



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
PANAMA CITY REGULATORY OFFICE
1002 WEST 23rd STREET, SUITE 350
PANAMA CITY, FLORIDA 32405-3648

Regulatory Division
North Permits Branch
Panama City Regulatory Office
SAJ-2007-1364-RGP-TLZ

May 29, 2007

The St. Joe Company
Attn: Mr. Bill Cunningham
120 Beckrich Road, Suite 200
Panama City Beach, FL 32405

Dear Mr. Cunningham:

Your application for a Department of the Army permit received on 1 March 2007, has been assigned number SAJ-2007-1364-RGP-TLZ. A review of the information and drawings provided shows the proposed work is for the placement of fill in approximately 0.49 acres of low quality wetland and 0.09 acre of high quality wetland in association with construction of a mixed use development. The project is located north of U.S. Highway 98 and northeast of Beckrich Road in Panama City Beach, Section 25, Township 3 South, Range 16 West, Bay County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Regional General Permit (RGP) SAJ-86. This authorization is valid until the expiration date noted for RGP SAJ-86 listed in the table at our website. Please access the U.S. Army Corps of Engineers' Regulatory web address at http://www.saj.usace.army.mil/permit/permitting/general_permits.htm to view the special and general conditions for SAJ-86, which apply specifically to this authorization. To view the referenced conditions click on the permit number and the general condition column in the row corresponding to the SAJ number noted above. You must comply with all of the special and general conditions and any project specific condition of this authorization or you may be subject to enforcement action. The following special conditions are included with this authorization:

1. (a) Prior to commencement of authorized construction, the permittee agrees to meet the following mitigation requirements as compensation for impacts to 0.49 acres of low quality wetlands and 0.09 acres of high quality wetlands: by preserving 2.64 acres of on-site low quality wetlands, preserving 1.5 acres of high quality wetlands and debiting 0.40 credits from the Breakfast Point Mitigation Bank.

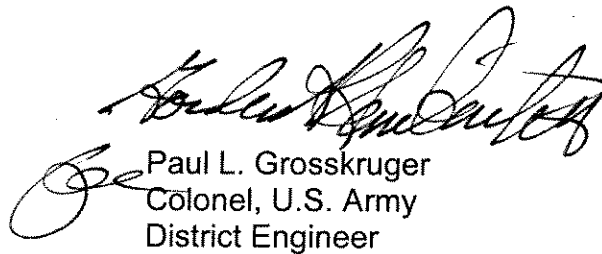
Generally, authorization of activities that have commenced or are under contract to commence in reliance of the RGP will remain in effect provided the activity is completed within 12 months of the date the RGP expires or is revoked. In the event you have not completed construction of your project within the specified time limit, a separate application or re-verification will likely be required.

This letter of authorization does not obviate the necessity to obtain any other Federal, State, or local permits, which may be required.

If you are unable to access the internet or require a hardcopy of any of the conditions, limitations, or expiration date for RGP SAJ-86, please contact Teresa Zar by telephone at 850-763-0717 ext 26.

Thank you for your cooperation with our permit program.

Sincerely,

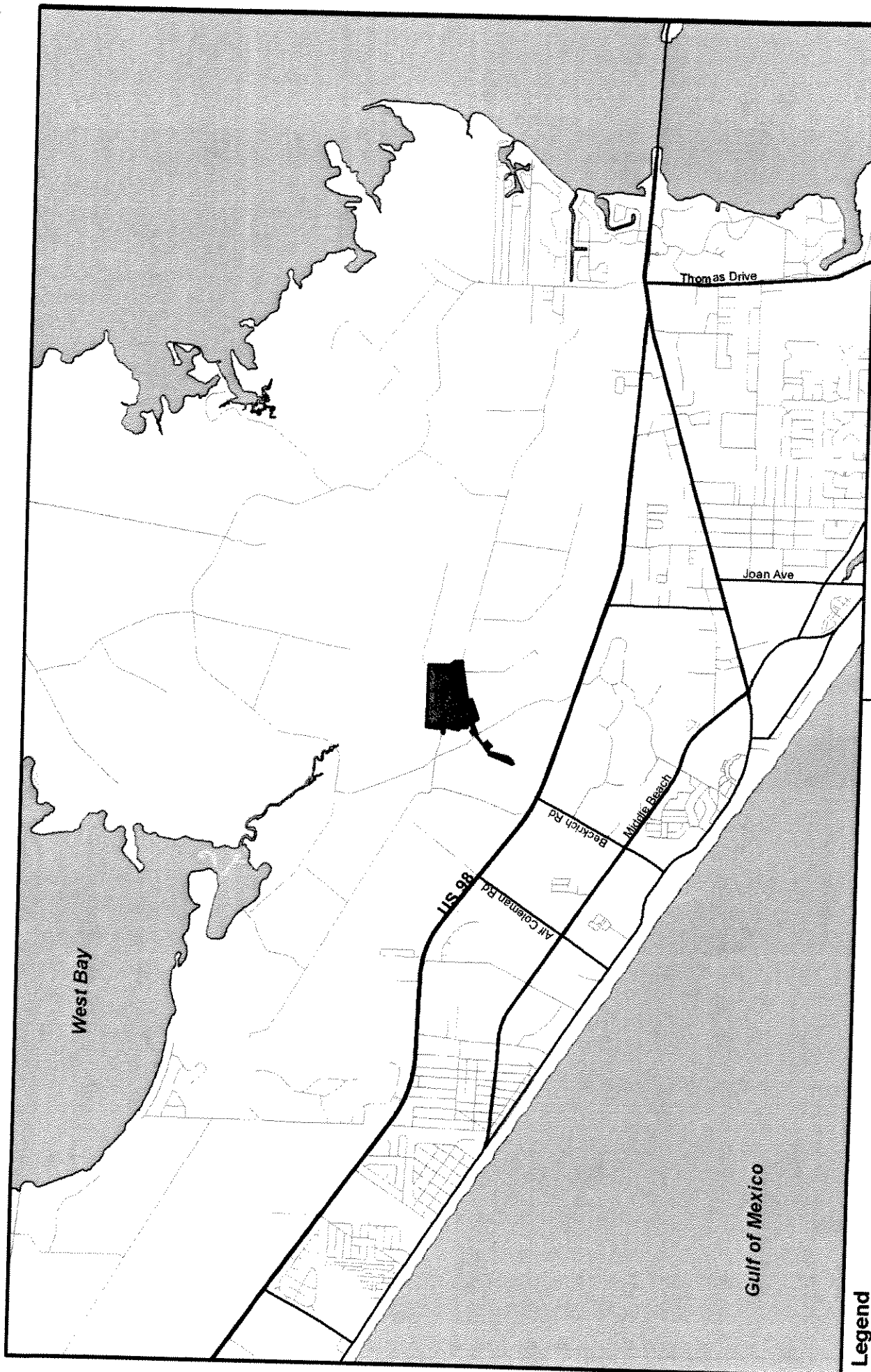


Paul L. Grosskruger
Colonel, U.S. Army
District Engineer


Enclosures


Copies Furnished:
ERC, Inc.


CESAJ-RD-PE



Legend

 **Project Boundary**

 **Roads**

 **Previously Permitted Road: 03-0258023-003EA. SAJ-2006-6671-RGP-TLZ.**

0.75 0.375 0 0.75 Miles

1:47,520

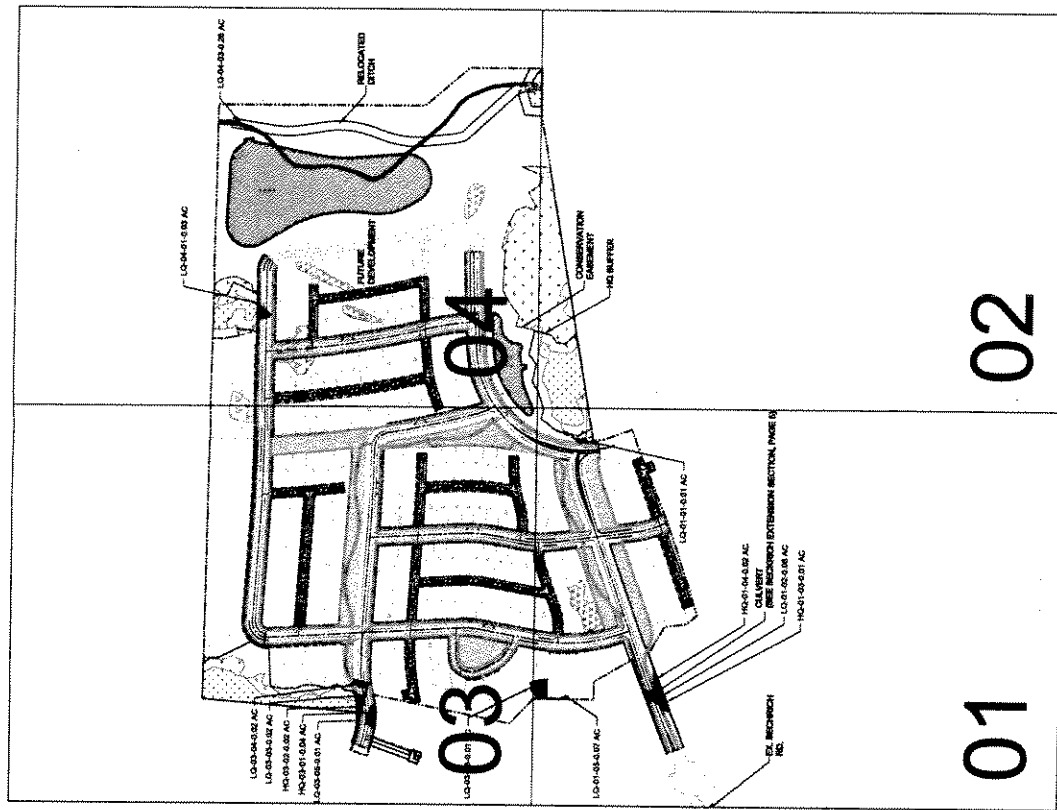
ape 2.15.07
erc 06-321

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LEGEND

- PROJECT BOUNDARY
- HQ QUALITY WETLANDS ± 1.59 AC.
- LQ QUALITY WETLANDS ± 3.13 AC.



PANAMA CITY BEACH MIXED-USE DEVELOPMENT THE ST. JOE COMPANY FLORIDA		SCALE AS NOTED	CHECKED BY JAMIE GUALTNEY, P.E. 2/16/07	REVISIONS DATE BY
PROJECT NO. 01001004 SHEET NUMBER 02		DRAWN BY JAMIE GUALTNEY, P.E. 2/16/07	KIMBLE-HORN AND ASSOCIATES, INC. 10000 KIMBLE-HORN BLVD. SUITE 100 PANAMA CITY, FL 32404 PHONE (904) 283-1000 FAX (904) 283-1001 WWW.KIMBLE-HORN.COM CA 00000000	

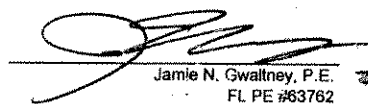
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 Panama City Beach Mixed Use Development
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WETLAND IMPACT SUMMARY

PCBM-U D 02-15-07 1A_1B

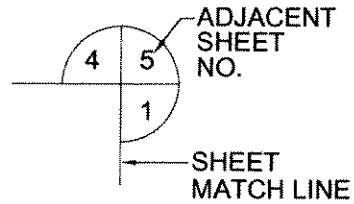
WETLAND IMPACT	WETLAND IMPACT	
NO.	LOW QUALITY	HIGH QUALITY
	AC.	AC.
01-01	0.01	
01-02	0.06	
01-03		0.01
01-04		0.02
01-05	0.07	
03-01		0.04
03-02		0.02
03-03	0.02	
03-04	0.02	
03-05	0.01	
03-06	0.01	
04-01	0.03	
04-03	0.26	
TOTAL IMPACTS	0.49	0.09

WETLAND IMPACT SUMMARY (WITHIN 59.4 AC PROJECT BOUNDARY)		
EXISTING LQ WETLANDS	3.13 AC	
EXISTING HQ WETLANDS	1.59 AC	
TOTAL WETLANDS	4.72 AC	
LQ WETLAND IMPACTS	0.49 AC	15.65% OF EXIST LQ WETLANDS
HQ WETLAND IMPACTS	0.09 AC	5.66% OF EXIST HQ WETLANDS
TOTAL IMPACTS	0.58 AC	12.29% OF EXIST TOTAL WETLANDS

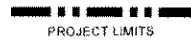

 Jamie N. Gwaltney, P.E. 2/16/07
 FL PE #63762

DREDGE AND FILL LEGEND

SHEET MARKER



PROJECT LIMITS



PROJECT LIMITS

HIGH QUALITY WETLAND BUFFER



(30' MIN. - 50' AVG.)

CONSERVATION EASEMENT



RIGHT OF WAY



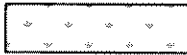
NON-JURISDICTIONAL WETLAND



HIGH QUALITY WETLAND



LOW QUALITY WETLAND



WETLAND IMPACT - HIGH QUALITY



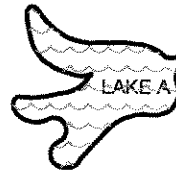
WETLAND IMPACT - LOW QUALITY



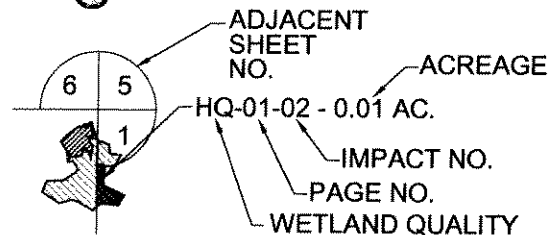
ON GRADE TRAIL




STORMWATER MANAGEMENT FACILITY



WETLANDS IMPACT
IDENTIFICATION LABEL




JAMIE N. GWALTNEY 2/16/07
P.E. NO. 63762

03

03 04

02

LQ-01-05-0.07 AC

LQ-01-01-0.01 AC

PROJECT BOUNDARY

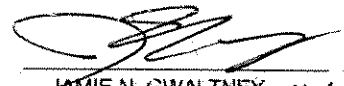
HQ-01-04-0.02 AC

CULVERT

(SEE BECKRICH EXTENSION SECTION, PAGE 5)

LQ-01-02-0.06 AC

HQ-01-03-0.01 AC

EX. BECKRICH
RD.
JAMIE N. GWALTNEY 2/16/07
P.E. NO. 63762

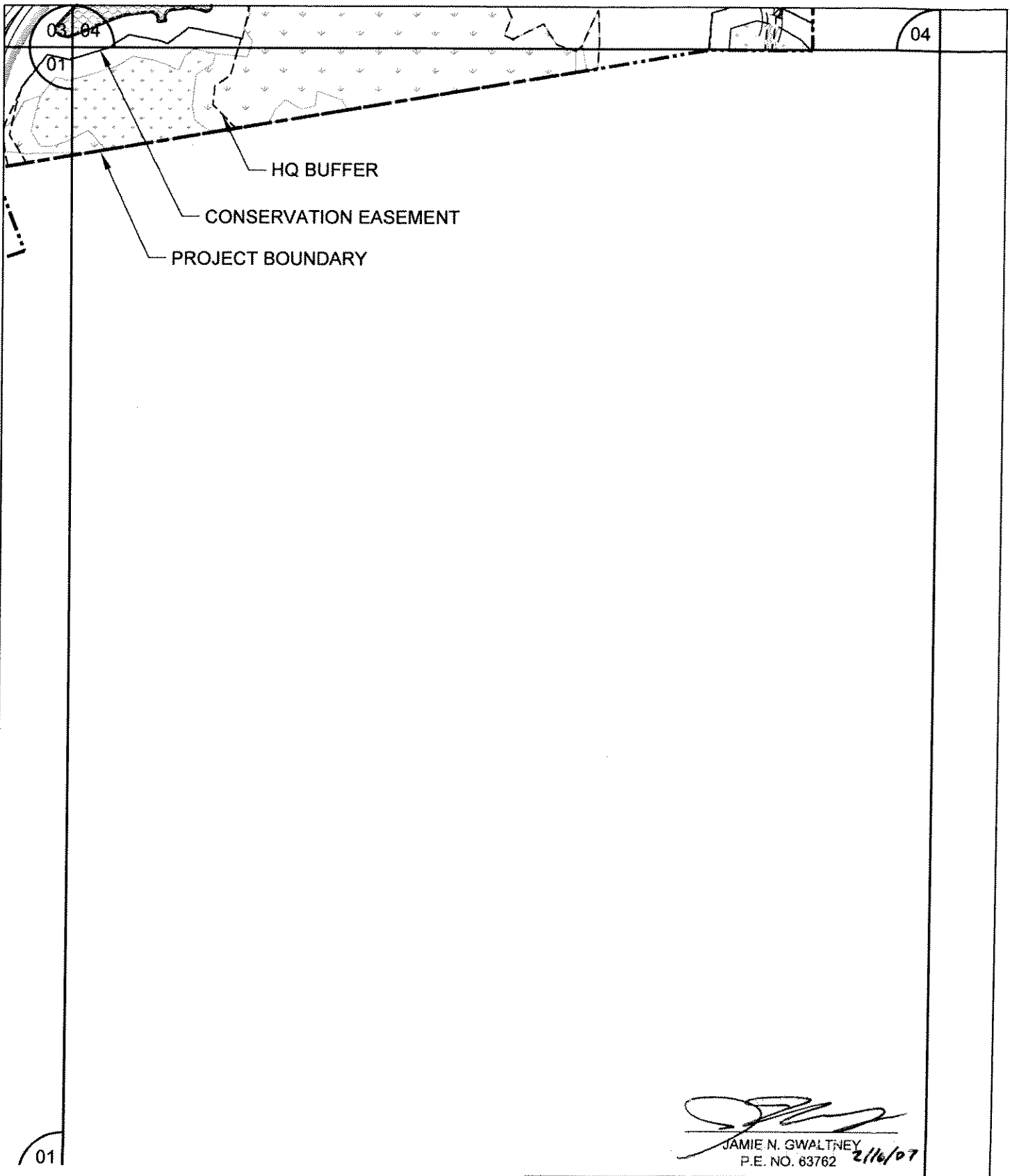
02


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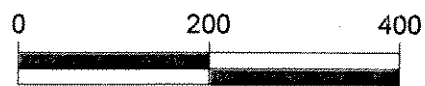
SCALE AS SHOWN

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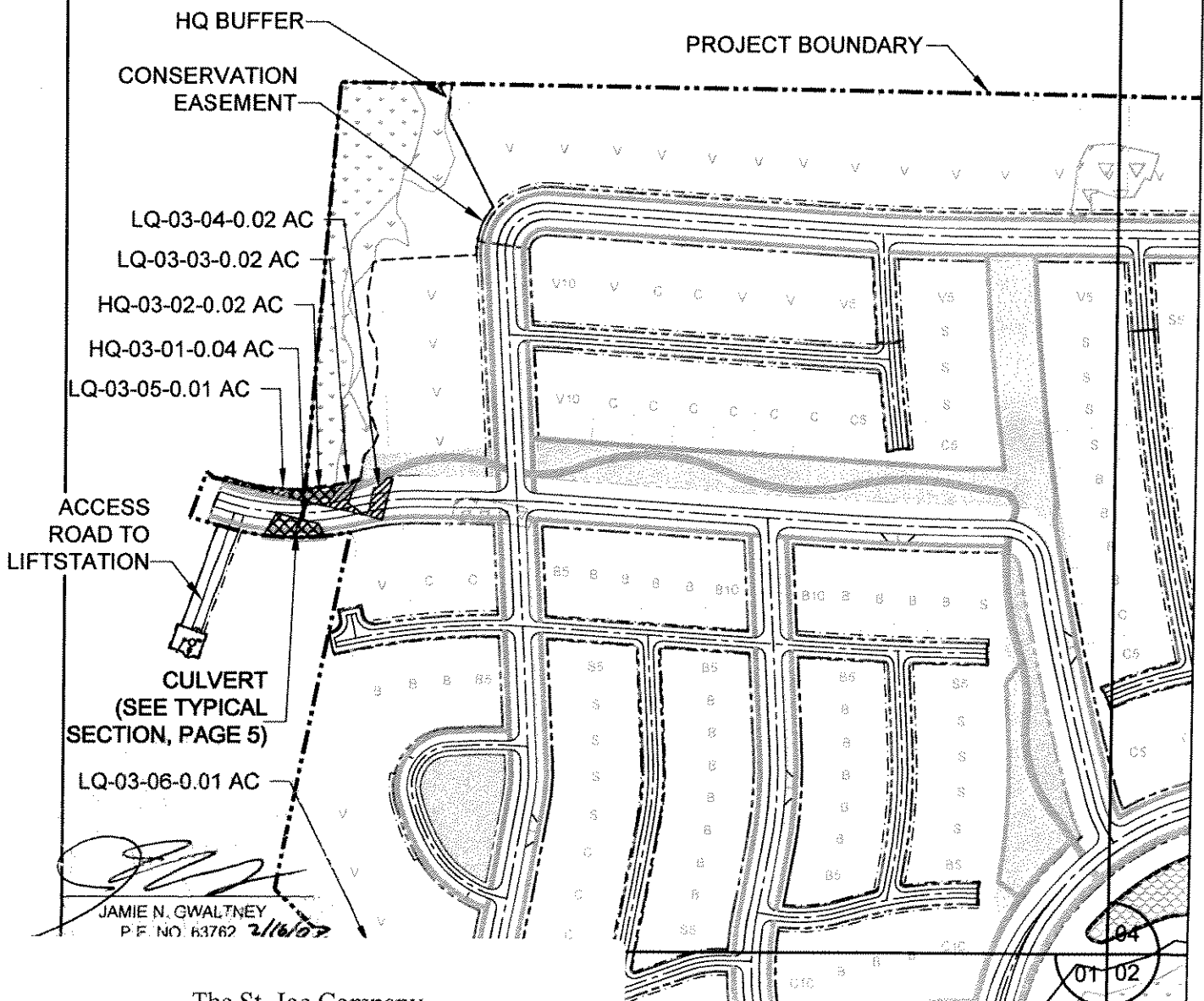

JAMIE N. GWALTNEY
P.E. NO. 63762 2/16/07

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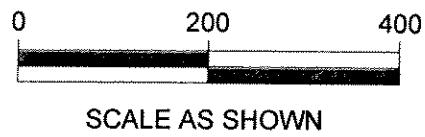
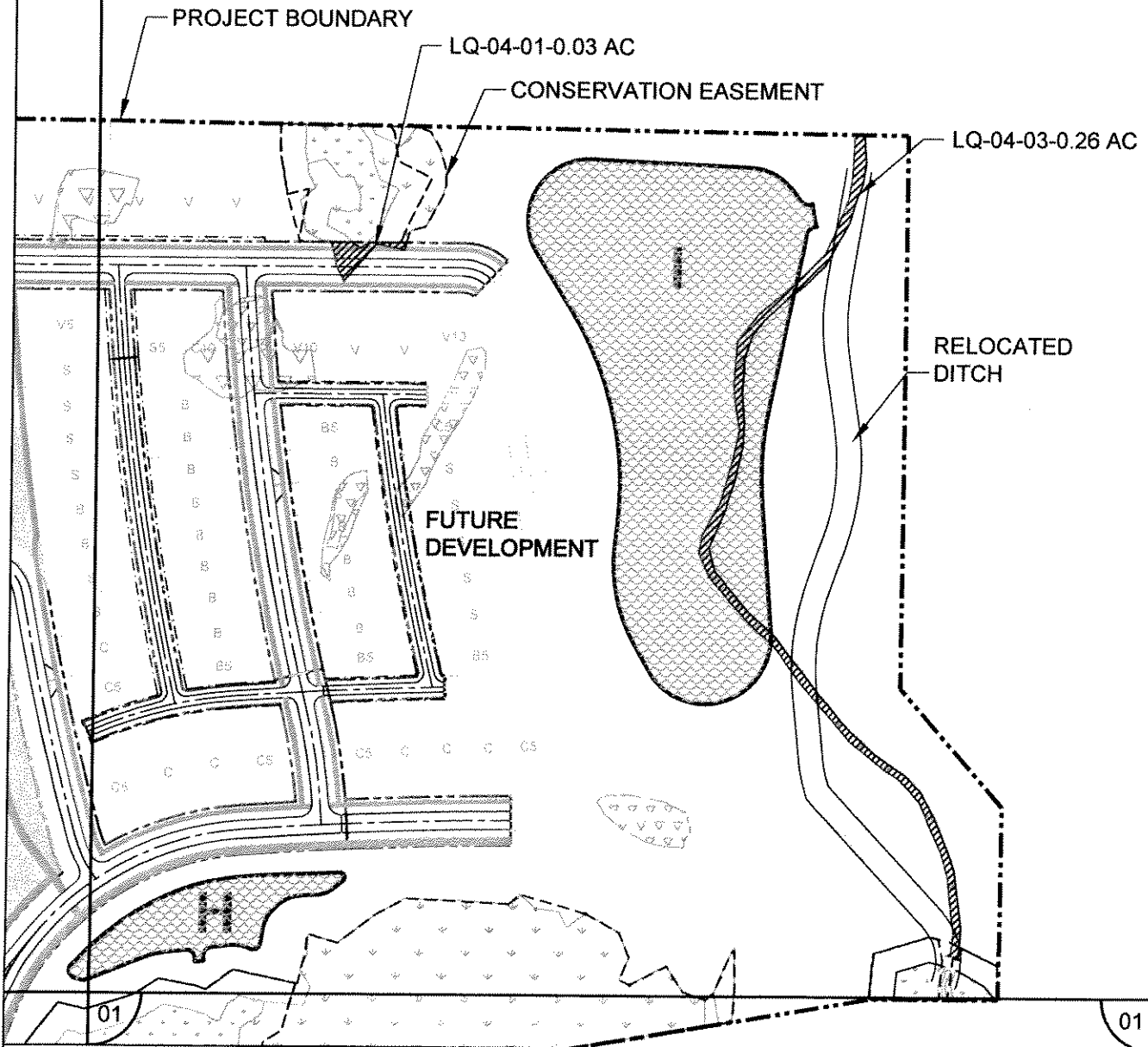
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05

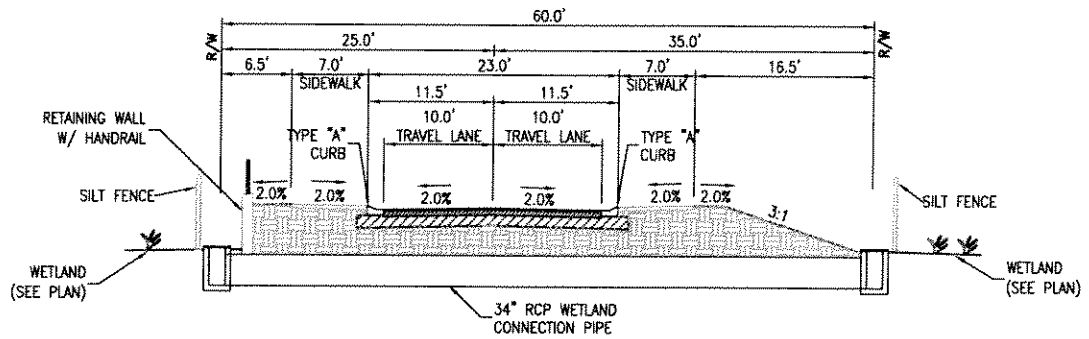
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 JAMIE N. GWALTNEY
 P.E. NO. 63762 2/16/07



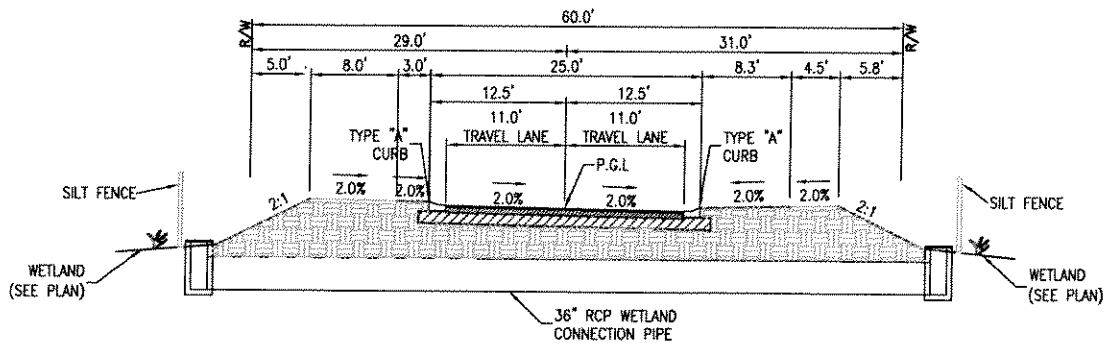
04

05
 01 02

[Signature]
 JAMIE N. GWALTNEY
 P.E. NO. 63762 2/16/07



**BECKRICH EXTENSION
 WETLAND CONNECTION PIPE
 NTS**



**TYPICAL 60' RW ROAD SECTION
 WETLAND CONNECTION PIPE
 NTS**